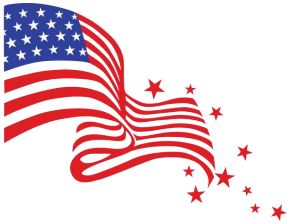
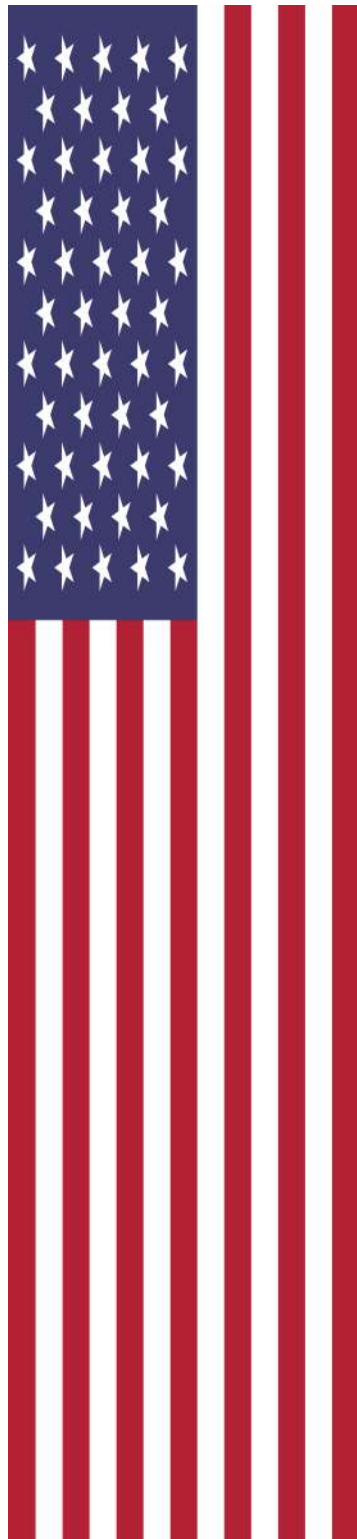


COCO WOOD LAKES NEWSLETTER

Bringing Community, Connection, and Celebration – May 2025



HAPPY
MOTHERS
DAY



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Message from the Board 4/22/2025

We're pleased to share that a new roofing contractor has been selected. A refund has been secured from the original contractor, who failed to begin the project as agreed. The new contract includes a performance clause and a defined work schedule, which we believe will ensure timely completion and better accountability.

The SPA project is in its final stages and is on track to open in May. Perhaps it's time to start a friendly pool to guess the official opening date!

We would like to sincerely thank the 23 members who responded to our Community Interest Request. Your input is valuable, and we'll be reviewing the feedback and sending out a follow-up, including cost estimates for suggested items. That said, it's disappointing that only 23 members took the time to respond—especially given the number of complaints we hear. Constructive input is always more effective than criticism after the fact.

We are continuing to ask that you enroll in **e-voting** if you have not yet done so. Contact Kristine to be sent an invite to enroll.

The BMTC has been actively meeting with Blue Stream. So far, the discussions have been positive, and we're hopeful the resulting plan will lead to measurable improvements in service, as outlined in our contract.

As part of our continued effort to help residents connect, we encourage everyone to share the contact information you're comfortable with for inclusion in the Owners Directory. Please reach out to Kristine to participate.

Don't forget to check out the upcoming events—great opportunities to have fun and meet fellow members. If you have ideas for new activities, reach out to JoAnn or Kristine. They'd love to hear from you.



MIKE DORMAN	PRESIDENT
ANITA BROWN	VICE PRESIDENT
MARIANNE REGAN	SECRETARY
JO-ANN ORLANDO	TREASURER
JON GUTMACHER	DIRECTOR
JESS KAUFMAN	DIRECTOR
KATHY THRASHER	DIRECTOR



OFFICE HOURS
M—F 8AM—5PM
Closed 1—2PM

FIRSTSERVICE RESIDENTIAL
PROPERTY MANAGER:
KRISTINE RUSSO DIAZ
Regional Director:
MARIYA RAU

Treasurer's Report - April 22, 2025
For the period ending March 31, 2025

CASH ON HAND

\$	170,758	Operating Account, includes prepays of \$74,609	
\$	145,596	Operating Money Market	
\$	402,428	Reserve Account	Monthly allocation is \$6667
\$	718,782	Total	

ACCOUNTS RECEIVABLE (Maintenance fees owed, more commonly known as DELINQUENCIES)

\$	22,207	Total Delinquencies	Decrease of \$6,532.20 (from prior month)
\$	11,202	At attorney collections (+ than 90 days)	4 members
\$	9,804	Late letters issued	Late after 15th of the month
\$	1,200	Small balances owed by	21 members

EXPENSES

\$	78,914	Budgeted Expenses per month	
\$	63,177	Actual Expenses for reporting month	
\$	15,737	Expenses under/over budget for reporting month	

Line Items Running Over/Under Budget - YTD

	Budgeted	Actual Cost	Variance	
\$	1,387	\$1,109	\$278	Electric – Clubhouse
\$	2,208	\$2,578	(\$370)	Electric – Street Lights
\$	767	\$594	\$173	Water & Sewer
\$	233	\$482	(\$249)	Telephone
\$	2,535	\$3,199	(\$664)	Internet
\$	7,130	\$7,962	(\$832)	TOTAL Line Item UNDER/DEFICIT Y-T-D
\$	946,932	\$187,526	\$759,406	EXPENSES vs. BUDGET

BALANCE SHEET ANALYSIS

Operating Acct	\$316,354	less prepaids	\$74,609
less 2 mos. Cushion	<u>\$157,828</u>	based on 2025 budget	
Avail for exp.	\$158,526		
1 mo. Expenses (budgeted)	\$78,914		
Avg, mo. Exp	\$62,508		





MEMORIAL DAY IN THE UNITED STATES

MEMORIAL DAY IS OBSERVED ON THE LAST MONDAY OF MAY. IT WAS FORMERLY KNOWN AS DECORATION DAY. IN 1971, CONGRESS DECLARED IT A NATIONAL HOLIDAY. MEMORIAL DAY IS A US HOLIDAY TO HONOR AND REMEMBER THOSE WHO DIED WHILE SERVING IN THE MILITARY. IT IS A DAY TO RAISE OUR AWARENESS ABOUT THE NATION'S FREEDOM AND THE PRICE FOR THIS FREEDOM. MEMORIAL DAY IS A DAY FOR REVERENCE AND HONORING OF THOSE WHO GAVE THEIR LIVES DEFENDING THE NATION AND ITS VALUES. IT ALSO MARKS THE UNOFFICIAL START TO THE SUMMER SEASON.



Attention Border Homes

Please do not leave landscape debris and yard clippings on the swales.

SWA will only pick up from the front of the home.

**DO NOT
FEED
DUCKS
GEESE
WILDLIFE**



**NO GLASS
ALLOWED
IN POOL AREA**

President's Message

Food Donations Needed: Help Feed Those in Need

Dear Residents,

A reminder that we are collecting **food donations** to help those in need. The donation box is located **inside the clubhouse** for your convenience.

Thank you to everyone who has already donated — your generosity is making a real difference! We encourage everyone to contribute whatever they can to help feed the hungry in our community. Every donation, big or small, helps bring hope to those who need it most.

Please also note:

Bingo will be on break for the summer and will resume in the fall. Thank you to everyone who participated and made it such a fun season — we look forward to seeing you again after the summer!

Thank you for your continued support!

Sandy Steinberg
shs54@juno.com
561-699-3491

Welcome, Sweet May

*May dances in with
blossoms bright,
And fills the air with sweet
delight.*

*The days grow long,
the skies turn blue,
A month of hope,
fresh dreams anew.*



*I brighten the world
without making a sound,
With petals and colors that
spring from the ground.*

*I sway in the breeze and
soak up the sun,
What am I, now that May
has begun?*

(Answer: A flower)

Dear Members,

Spring is in full swing, and it's a perfect time to take advantage of our wonderful amenities! The pool and gym are always ready for you to enjoy. We're also excited to announce that the brand-new hot tub will be opening later this month! Jo-Ann is planning a fun Grand Opening Party to celebrate — stay tuned for more details.

As we continue to experience drought conditions, please do your best to conserve water while keeping lawns healthy. Every effort helps maintain the beauty of our community.

Starting this month, Evans Roofing will begin replacing the clubhouse roof. Please be mindful of construction activity when entering the pool and clubhouse areas. There may be occasional closures, so watch for updates and posted notices.

A few friendly reminders:

- Keep hedges, lawns and trees trimmed around your property.
- Clean your roofs to help with aesthetics.
- Please replace any broken mailboxes to keep our neighborhood looking its best.

Thank you all for your cooperation and community spirit!

Please be advised that the 2024 Year End Financial Audit has been completed and is available to you upon written request.

If you would like a copy of the report, please send your request to the Management Office located at:

6269 West Atlantic Avenue, Delray Beach, FL 33484, or via email at email

CocoWoodMgr@FSResidential.com

Please remember that **Coco Wood Lakes is a No Soliciting community**. Every entrance is clearly posted with "No Trespassing" and "No Soliciting" signs.

If you are approached by someone soliciting in the neighborhood:

- Try to obtain a business card from the individual, if possible.
- **Do not** invite the person into your home.
- **Do not** sign any paperwork.

It is very important that you call the police directly to make a report.

Please contact the Palm Beach County Sheriff's Department at **(561) 688-3000** and **press 4**, or call **911**. Inform the dispatcher that our **OAN number is 82945** and that our community is posted.

Do not call the management office to report solicitors.

If the manager is busy, your call may not be handled immediately, which defeats the purpose. Also, the manager is not responsible for approaching solicitors in person — this is a matter for law enforcement.

Protect yourself — and by doing so, you help protect our entire community.

Thank you for your vigilance and cooperation!

WARNING!! It's BUFO (CANE) TOAD SEASON IN SOUTH FLORIDA

Please be aware that **Bufo toads** (also known as Cane Toads) pose a serious threat to pets and people alike. Pet owners are strongly advised to take extra precautions when their animals are outside.

When a pet tries to lick, bite, or pick up a Bufo toad, the toad releases a highly toxic, milky secretion from large glands on the back of its head. This toxin can sicken or even kill animals — including dogs, cats, native mammals, birds, and snakes — often within **15 minutes** of serious exposure. In addition, the toxin can cause skin irritation in humans, so **avoid handling these toads with bare hands. If you suspect your pet has been exposed:**

- Rinse your pet's mouth out with water immediately (angled downward to avoid swallowing).
- **Contact your veterinarian or an emergency veterinary clinic immediately.**

To help prevent encounters:

- Supervise pets when they are outdoors.
- Remove pet food and water bowls from outside.
- Reduce outdoor lighting at night, as it attracts insects — which in turn attract toads.

For more information about Bufo toads and how to protect your pets, please visit:

[University of Florida Wildlife Extension - Bufo Toad Information](#)



Please stay alert and take steps to protect your pets and your family!

UPCOMING EVENTS



Save the
Date
May
&
June
Events

Wednesday, May 7th – 6:00 pm Game Night (different week than normal) C'mon down to the Clubhouse and play one of our favorite games or introduce the group to one of yours ...

Thursday, May 15th – Pizza Night \$7 for 2 slices with Advance Reservations. Neighbors begin to gather around 5:00 pm, Pizza Buffet served 6:15 pm. Not in the mood for pizza, feel free to come and hang out with your neighbors. No RSVP required and you can bring your own food. Socializing is always allowed!! If you'd like to, stick around and play games after pizza. BYOB

Monday, May 26th – Memorial Day BBQ & Pool Party Info coming soon

Tuesday, May 27th 7:00 pm CWL Board Meeting



SAVE THE DATES

Wednesday, June 11th – 6:00 pm Game Night. C'mon down to the Clubhouse and play one of our favorite games or introduce the group to one of yours ...

Thursday, June 19th – Pizza Night \$7 for 2 slices with Advance Reservations. Neighbors begin to gather around 5:00 pm, Pizza Buffet served 6:15 pm. Not in the mood for pizza, feel free to come and hang out with your neighbors. No RSVP required and you can bring your own food. Socializing is always allowed!! If you'd like to, stick around and play games after pizza. BYOB

Saturday, June 21st and/or Sunday, June 22nd – Delray Beach Playhouse Playwrights' Project, Festival of New Plays. Local playwrights' 10-minute one-act original plays will be produced as staged readings. Be on the lookout for more info as it becomes available. For our CWL thespians, auditions are May 7th & 8th from 6:00-10:00 pm at the Playhouse. No monologues or headshots needed!

Hurricane Season Starts June 1st — Time to Prepare!

Hurricane season officially begins on **June 1st**, and now is the perfect time to make sure your home and family are ready. Take a few simple steps to stay safe:

- **Review your emergency plan** with all household members.
- **Stock up** on essentials like water, non-perishable food, flashlights, batteries, and a first-aid kit.
- **Check your home** for any repairs needed to secure windows, doors, and roofs.
- **Gather important documents** and keep them in a waterproof container.
- **Stay informed** by signing up for local weather alerts.



Preparation today can make a big difference when storms come our way. Stay safe and be ready!

Pottery Night Fun

Thanks for joining us — what a creative night it was!





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Coco Wood Lakes homeowners only.
Take advantage of it.

Richard Sussman
718-570-9230
rsuss2@gmail.com

Ina Huth
504-289-8227
a2fay2@gmail.com



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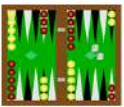




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Before

After





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
HURRICANE SEASON STARTS JUNE 1. USE THIS MONTH TO TRIM YOUR TREES.				1	2	3
4		6	 Game Night 6:00pm	8	9	10
	12	13	14	 Pizza Party 5pm - 8pm	16	17
18	19	20	21	22	23	24
25	 BBQ & Pool Party	Board of Directors Meeting 7:00p 	28	29	30	31